BILL NO. S-80-09-18

SPECIAL ORDINANCE NO. S-Withdrawn

AN ORDINANCE approving a contract for the purchase of property located at 406 West Masterson, in the City of Fort Wayne, Indiana.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That a certain contract dated August 29, 1980, between Abraham K. Farkas, Director of Community Development and Planning and Elizabeth Vestal (Saylor) for:

> the purchase of Lot Number 26 in Chute and Prince Addition also known as 406 West Masterson in the City of Fort Wayne, Indiana;

for the use of Neighborhood Care, Inc. at a total cost of $7,750.00, all as more particularly set forth in said contract which is on file in the Office of Community Development and Planning and is by reference incorporated herein and made a part hereof, be and the same is in all things hereby ratified, confirmed and approved.

SECTION 2. That this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

COUNCILMAN

APPROVED AS TO FORM AND LEGALITY SEPTEMBER 19, 1980.

J. E. Hoffman

JOHN E. HOFFMAN
City Attorney

Read the first time in full and on motion by Sis Quinta, seconded by Eisbart, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for ~~recommendation~~) and ~~Public Hearing to be~~ held after due legal notice, at the ~~Council Chambers~~, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock ____M.,E.S.T.

DATE: 9-23-80

Charles W. Westerman
CHARLES W. WESTERMAN
CITY CLERK

Read the third time in full and on motion by Stier, seconded by Talarico, and duly adopted, placed on its passage. ~~PASSED~~ (~~LOST~~) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	~~TO-WIT~~:
TOTAL VOTES					
BURNS					
EISBART					
GiaQUINTA					
NUCKOLS					
SCHMIDT, D.					
SCHMIDT, V.					
SCHOMBURG					
STIER					
TALARICO					

DATE: 10-14-80

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE (RESOLUTION) No. _____ on the _____ day of _____, 19_____.

ATTEST: (SEAL)

_____ _____
CHARLES W. WESTERMAN - CITY CLERK PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the _____ day of _____, 19_____, at the hour of _____ o'clock _____M.,E.S.T.

_____
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this _____ day of 19_____, at the hour of _____ o'clock ____M.,E.S.T.

_____
WINFIELD C. MOSES, JR.
MAYOR

BILL NO. S-80-09-18

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN ORDINANCE approving a contract for the purchase of property located at 406 West Masterson, in the City of Fort Wayne, Indiana

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE ~~with~~ PASS.

JAMES S. STIER, CHAIRMAN

MARK GiaQUINTA, VICE CHAIRMAN

BEN EISBART

PAUL M. BURNS

DONALD J. SCHMIDT

10-14-80
DATE

CONCURRED IN
CHARLES W. WESTERMAN, CITY CLERK

Form Approved By
Allen County Indiana Bar Assoc.
Fort Wayne Board of Realtors.

AGREEMENT TO PURCHASE REAL ESTATE

TO: Mrs. Elizabeth Vestal (Saylor) OWNERS DATE: 8/29/80

The undersigned (hereinafter called "Buyer") offers to purchase, upon the terms and conditions set forth below, the real estate in Allen County, Indiana, whose legal description is:

Lot 26 Chute and Prince Addition

Such real estate is hereinafter called the "Real Estate". Its street address is 406 W. Masterson

TERMS AND CONDITIONS

The terms and conditions of this Agreement are as follows:

1. Purchase Price and Terms. The purchase price shall be $ 7,750.00, to be paid in accordance with the terms of Paragraph A (insert A, B, C or D):

   (A) *Cash.* The entire Purchase price shall be paid in cash.

   B. *Cash With New Mortgage.* The entire purchase price shall be paid in cash, subject, however, to Buyer's being able to obtain within ____ days from date hereof a mortgage loan on the Real Estate for not less than $ ____. If Buyer is unable to obtain such financing within that time, this Agreement shall then terminate and any earnest money deposited hereunder shall be refunded to Buyer without delay. Buyer agrees to make immediate application for such financing. If the financing is subject to discount points Seller agrees to pay such discount points not to exceed $ ____.

   C. *Cash, Subject To Existing Mortgage.* Buyer shall pay approximately $ ____ in cash and assume and agree to pay the unpaid balance of and to perform the provisions of, an existing mortgage on the Real Estate held by ____ as mortgagee. Seller represents that the unpaid principal balance of such mortgage is approximately $ ____ as of ____, 19____. Buyer shall begin to pay such unpaid balance by paying the payment due ____, 19____. Transfer fees, if any, required by the mortgagee shall be paid by ____.

   D. *Land Contract.* Buyer shall pay $ ____ in cash upon the execution of a land contract acknowledging payment of that sum and calling for the payment of the remainder of the purchase price in monthly payments of not less than $ ____ per month, including ____% interest, computed ____, plus taxes and insurance. The land contract is to be written upon the Allen County Indiana Bar Association form.

   All earnest money paid under this Agreement shall be deducted from any payment required to be paid in at the closing.

2. Taxes and Assessments. Buyer shall assume and pay the taxes upon the Real Estate due and payable in (May) (November), 19 80 and all subsequent taxes. If the tax rate is not finalized, the last rate and value shall be used in this computation, Seller shall pay any assessments or charges upon or applying to the Real Estate for public or municipal improvements or services which on the date of this Agreement are constructed or installed on or about the Real Estate or are serving the Real Estate.

3. Possession. Possession of the Real Estate shall be delivered to Buyer on or before 90 D.A.C. Rents, if any, shall be prorated as of the date of closing. Insurance shall be ~~(prorated)~~ (cancelled) as of the date of closing. Seller will pay all charges for utility services furnished the Real Estate until the date possession is delivered.

4. Improvements and Fixtures. This offer includes all improvements and permanent fixtures used in connection with the Real Estate, including but not necessarily limited to electrical, gas, heating and plumbing fixtures, screens, screen doors, storm windows, shades, venetian blinds, drapery hardware, awnings, attached carpeting, linoleum, radio or television antennae, trees, shrubs, flowers, fences, and ----------, if any, now in or on the Real Estate and the same shall be fully paid for and free of all liens and encumbrances at the time of closing, unless otherwise specified and agreed by Buyer.

5. Use. Buyer represents that his intended use of the Real Estate requires a zoning classification of Res. 1, and on the date of closing the Real Estate shall be in a district permitting such use.

6. Earnest Money. As earnest money, Buyer deposits with the Seller's agent named below the sum of $ -0- . Upon acceptance of this offer by Seller, Buyer will deposit with such agent additional earnest money in the sum of $ -0- .

7. Acceptance. If this offer is accepted, it shall constitute an agreement between Buyer and Seller, binding and inuring to the benefit of them and their respective heirs and personal representatives. If, after acceptance, Buyer fails to complete the purchase as agreed, all earnest money shall be forefeited to Seller as liquidated damages and Seller shall have no other remedy at law or in equity.

   If this offer is not accepted in writing on or before September 3, 1980, ~~19~~, it shall then expire, and all earnest money shall be returned to Buyer without delay.

8. Other Terms:

   Contingent upon approval of the Governing Body of the City of Fort Wayne, and upon Termite inspection at Buyers expense.

9. Survey. Seller shall furnish at Seller's expense a certificate of survey of the Real Estate showing the dimensions thereof and the location of all improvements, building lines and easements as of the date hereof. The survey shall include the setting or locating of corner stakes or pins.

10. Abstract of Title. Prior to closing Seller shall furnish at Seller's expense a properly prepared ~~Abstract of Title~~ TITLE INSURANCE for the Real Estate, continued to a date after the date of this Agreement, disclosing a marketable title in Seller. Buyer will have the abstract examined by his attorney and will submit a legal opinion thereon without unreasonable delay. Seller will have a reasonable time to meet such requirements, if any, as may be necessary to render marketable his title to the Real Estate according to the Standards of Marketability of Abstracts of Title as adopted by the Allen County Indiana Bar Association.

11. Closing. This transaction shall be closed as soon as title to the Real Estate meets necessary legal requirements and Buyer obtains the necessary financing, if any, as hereinabove provided. At closing, Buyer shall make payment of the purchase price as provided in Section 1 above, and Seller shall deliver to Buyer a properly prepared and executed General Warranty Deed or ~~Land Contract~~, conveying or contracting to convey the Real Estate and all improvements thereon in the same condition they now are, usual wear and tear excepted. The deed shall be accompanied by a Closing Affidavit. Seller shall assume the risk of loss or damage to the Real Estate and all improvements thereon until the delivery of the General Warranty Deed or ~~Land Contract~~. In the event the Real Estate and all improvements thereon cannot be conveyed or contracted to be conveyed to Buyer in substantially their present condition, usual wear and tear excepted, this Agreement, at Buyer's election, shall not be binding upon Buyer, and earnest money deposited hereunder shall be returned to Buyer without delay.

12. Miscellaneous. Buyer has personally inspected and examined the Real Estate and makes this offer in good faith. All the terms and conditions are stated herein, there being no verbal agreements. Headings are inserted for convenience only and do not constitute a part of this Agreement. Whenever necessary and where the context admits, the singular terms "Buyer" and "Seller" and their related pronouns include the plural, the masculine, and the feminine.

BUYER: Abraham K. Farkas BUYER: Patricia C. Viramontes

ADDRESS: Abraham K. Farkas, Dir. Community Development Real Estate Specialist, N.C.C.I. PHONE:
One Main St., Fort Wayne

ACCEPTANCE BY SELLER

The undersigned Seller accepts the above offer and agrees with its terms and conditions. Seller also agrees to pay its agent named below a commission of $ — 0 —, which shall be deducted from the first payment made to Seller. Seller also authorizes its agent to hold all money deposits in escrow until the closing of this transaction.

This acceptance is subject, nevertheless, to the conditions, if any, immediately following:

DATE: 8-31-, 19 80

SELLER: Elizabeth Vestal SELLER:

ADDRESS: ELIZABETH VESTAL (SAYLOR) PHONE: 745-9271

AGENT OF SELLER

As agent for Seller, the undersigned agent acknowledges receipt of earnest money deposited with him in the following amounts and on the dates indicated:

Date	Amount	Agent

Such earnest money is held in escrow and will be paid in accordance with the terms of the above agreement between Buyer and Seller.

FOR JUST COMPENSATION

AUGUST 29 1980

406 W Masterson

The parcel to be acquired consists of the following described property with the buildings thereon:

Lot 26 Chute and Prince Addition to the City of Fort Wayne

The real property for which the offer of just compensation was made and which were considered by the appraisers in establishing a fair market value for your property include:

Lot 44 x 150
2 Story Brick
Basement
9 Rooms - 1 bath
1841 Square Feet
Condition -poor
Barn =

The fair market value which was approved by Neighborhood Care, Inc. is being offered to you is $ 7,750.00 for the above described property improvements. This amount represents the full amount believed by Neighborhood Care, Inc. to be just compensation for the property. In accordance with state statute, Neighborhood Care, Inc determination of just compensation is not less than the average of two independent appraisals conducted by competent professional appraisers for the fair market value of the property and is based on an inspection of the property.

In arriving at the acquisition price for any property, Neighborhood Care, Inc., nor the appraiser have reduced or increased the value of the parcel as a result of the area being designated for renewal. Increases or deductions in the value are based solely on physical deterioration.

If there are separately held interests in the property to be acquired, an apportionment of the total just compensation will be made based on Neighborhood Care, Inc. review of the appraisal. If any buildings, structures, fixtures, or other improvements comprising part of the real property are the property of a tenant, the to compensation for the property, including the property of such tena shall be apportioned to the tenant and the owner so that the amoun apportioned to the tenant's improvements and interest will be the greater of:

1. The fair market value of the tenant's leasehold estate in the property.
2. The amount the tenant's improvements contribute to the fair ma ket value of the real property.
3. The fair market value of the tenant's improvements for removal from real property.

In light of the preceeding information, Neighborhood Care, Inc. has set the previously stated amount as the acquisition price for your property.

Received

FEICHTER
REALTORS

435 E. BERRY STREET, FORT WAYNE, INDIANA 46802

Jacob H. Feichter, C.R.B.
Harold W. (Bud) Feichter

Telephone: 422-6461

August 28, 1980

Neighborhood Care, Inc.
City of Fort Wayne
One Main Street
Fort Wayne, IN 46802

Subject: Elizabeth Saylor
406 W. Masterson
Fort Wayne, IN

In my opinion this property, if placed on the open market for a reasonable time, 90 to 120 days, would sell in its present condition for $7,000.00 to someone desiring a substantial home for the rental market, or more likely, for resale at a profit.

Estimated major work needed:

New roof and new gutter	1,500.00
New heating system (forced air) (see attached sheet)	3,000.00
Plumbing repair	1,200.00
Wiring to code	1,000.00
Razing barn	600.00
Exterior paint	800.00
Brick repair	1,000.00
Interior decorating	1,100.00
new floor covering for kitchen and two baths	600.00
No provision for other floors except cleaning	--
Cleaning, glass, screen repair, carpentry work	2,000.00
Estimate of needed work	12,800.00

Jacob H. Feichter

Appraiser
Jacob H. Feichter
Certified Residential
Broker

JHF/lf

Real Estate Service Since 1883
Buying • Selling • Trading

Fort Wayne BOARD of REALTORS
MULTIPLE LISTING SERVICE
MLS

REAL ESTATE APPRAISAL

OWNER'S NAME: Elizabeth Saylor | RESIDENCE PHONE | BUSINESS PHONE

PROPERTY ADDRESS: 406 W. Masterson, Ft. Wayne, IN | YEAR BUILT: 1910 | YEAR PURCHASED: 1965

LEGAL DESCRIPTION OF PROPERTY: Lot 26 Chute and Prince Addition to the City of Fort Wayne, IN

GENERAL INFORMATION ON PROPERTY					
STREET IMPROVEMENT	YES	NO	CONVENIENCES	BLK	MILE
WALKS	✓		GRAMMAR SCHOOL	2	
CURBS	✓		HIGH SCHOOL		1½
PAVING	✓		STORES	6	
ALLEYS	✓		CHURCH	4	
STREET LIGHTS	✓		TRANSPORTATION	2	
FIRE PROTECTION	✓				

GENERAL INFORMATION ABOUT BUILDING		
FUTURE ECONOMIC LIFE OF BUILDING(S)		
MAIN BLDG. 40 YEARS	OTHER BLDGS. — YEARS	
ASSESSED VALUATION		
LAND		$ 700
MAIN BUILDING		$ 2,400
OTHER BUILDING		$ 297
	TOTAL	$ 3,397
COMMENT ON ANY SPECIAL ASSESMENTS—		
TOTAL ANNUAL TAXES		$

LOT DESCRIPTION

SIZE OF LOT	ZONE			
44 X 150.7		☐ CORNER	☒ ALLEY	☐ LEVEL CONCRETE
☐ SLOPING	☐ HILLSIDE	☒ AT GRADE	☐ ABOVE GRADE	☐ BELOW GRADE

ANY UNFAVORABLE FEATURES: Much work needs to be done to the structurally sound brick home. See below and separate sheet

PROPERTY DETAILS — INTERIOR

ROOMS		KITCHEN		BATHROOMS		HEATING		CARPETING		QUAL. CONST.		SEWAGE		FENCE	
LIVING ROOM	1	LINO. FLOOR	✓	TUB & STALL SH.		FORCE AIR		LV. RM. & HALL		ALUMINUM		SEWER CONN'D.	✓	WOOD	
BEDROOM	4	TILE D.B. & S.		SHR. LAV. TLT.		WALL FURN.		ONE BEDROOM		DOUBLE		SEWER IN ST.		CINDER BLOCK	
FAMILY ROOM		FORMICA D.B. & S.	✓	TUB, LAV. TLT.	2	FLOOR FURN.		TWO BEDROOMS		BLDG. BLOCK		SGL. ATTACHED		CHAIN LINK	✓
DEN		B.I. RANGE & OV.		LAV. TLT.		RADIANT		THREE BEDROOMS		BRICK	✓	DBL. ATTACHED		WIRE	
DINING ROOM	1	B.I. DISHWASHER				GAS HOT WATER		THRUOUT HOME		STONE		SGL. DETACH	✓	FEATURES	
DINETTE		GARBAGE DISP.		FLOORS		PERIMETER		GOOD COND.				DBL. DETACH		SERVICE PORCH	✓
RECREATION		FANHOOD		HARDWOOD	Dw	AIR COND.		AVERAGE COND.		FLOOR PLAN				BASEMENT	✓
		B.I. REFRIG.		CONCRETE		GAS	✓	POOR COND.		POOR		PANELING		INTER-COM.	
		B.I. WASH & DRY		PINE	Vp	ELECTRIC		NONE		✓ AVERAGE	✓	KNOTTY PINE		FIRE ALARM	
		B.I. FREEZER		PLYWOOD		OIL				GOOD		OPEN BEAM		WATER SOFTENER	

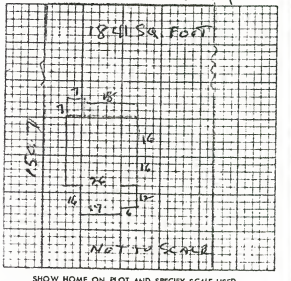
QUALITY OF CONSTRUCTION ☐ POOR ☐ FAIR ☐ AVERAGE ☒ GOOD ☐ VERY GOOD

AREA TREND ☐ DECLINING ☒ STATIC ☐ GROWING 100% BUILT UP Being improved-may improve

SETTING ☐ UNDER — IMPROVED ☒ FITS DISTRI

INTERIOR CONDITION ☒ POOR ☐ SATIS. ☐ EXC. EXTERIOR CONDITION ☒ P

PLOT PLAN ALLEY



SHOW HOME ON LOT AND SPECIFY SCALE USED.

PHOTO OF

* Hea
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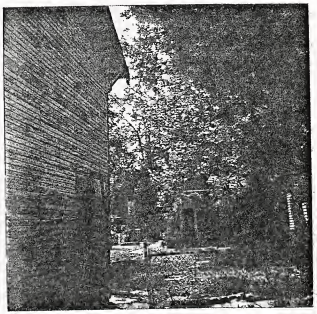
406 W. MASTERSON

Ms. Elizabeth Saylor
406 W. Masterson

745-5271 432-7986

BUILT 1895 1980 sq.ft. 8/20/80



APPRAISAL REVIEW SUMMARY SHEET

TYPE OF IMPROVEMENT:

APPRAISERS:	JACOB H. FEICHTER	PATRICIA C. HEEMSTRA
MARKET DATA APPROACH:		
COMPARABLES	3	3
VALUE INDICATED	$ 7,000.00	$ 8,500.00

FINAL VALUE ESTIMATE:

LAND	$ 700.00
IMPROVEMENTS	$ 6300.00
TOTAL	$ 7,000.00

The reviewer has averaged the two values of the appraisers. His recommended or suggested purchase price is $ 7,750.00.

8/28/80
(DATE)

Patricia C. Heemstra
Patricia C. Heemstra
REAL ESTATE SPECIALIST

Received 8/31/80
E.V.

The City of Fort Wayne

August 29, 1980

Mrs. Elizabeth Saylor
406 W. Masterson St.
Fort Wayne, IN 46804

Dear Mrs. Saylor:

This is to confirm our conversation in regards to your property at 406 W. Masterson, which we intend to acquire.

Neighborhood Care, Inc. wishes to purchase the above mentioned property for a sum of $7,750.00.

Your attention is directed to the fact that Neighborhood Care, Inc. has made a most conscientious effort to establish the fair market value of the property. To do this, we used an independent appraiser which you selected from our list of highly qualified appraisers. Each appraisal report has been carefully reviewed and the property inspected by members of Neighborhood Care, after which, a price was then established in accordance with state statues. Enclosed, for your information, is a summary statement of the basis for the amount established as just compensation for your property.

Only after all these steps have been taken, can we offer a purchase price to you or any other property owner. In carrying out this project, it is the policy of Neighborhood Care, Inc. to make a direct offer of the maximum approved price to every property owner without preliminary negotiations or any sort of bargaining. This policy is based on the belief that every property owner should receive no less than full fair market value for his holdings.

Should you find our offer acceptable, it is requested that both copies of the two enclosed Agreement to Purchase Real Estate be executed by the appropriate individuals indicated and returned to this office as soon as possible. Once this option has been approved by Common Council of the City of Fort Wayne, a copy will be forwarded to you for your records and a closing can be arranged. If, however, our offer does not prove acceptable, it would be appreciated if you would advise us in writing, on or before September 3, 1980.

Sincerely,

Pat Heemstra

Pat Heemstra,
Real Estate Specialist
Neighborhood Care, Inc.

PH:ys

Enclosures

E. V. 8/29/80

LAND ACQUISITION STATEMENT

Your property (s) has been appraised by an independent appraiser to determine a just and reasonable price for acquisition. At that time, you or your designated representative were given the opportunity to accompany each appraiser during his inspection in order that all facts may be known for preparation of fair appraisals.

Neighborhood Care, Inc. will make every reasonable effort to acquire real property quickly and by negotiated sale. Just compensation for all property interests acquired shall be paid and acquisition activities shall be conducted in a manner that minimizes hardships to owners and tenants. All owners and tenants can be assured of consistent treatment.

Just compensation for each property is determined by Neighborhood Care, Inc. and is established by the average of the two appraisals. The amount of just compensation that will be offered to you at the time of acquisition and confirmed in writing, will not be less than approved appraisal of the fair market value.

If you, as owner, feel that Neighborhood Care Inc.'s offer does not represent the true value of your property, you can refuse to accept it. It will then be your responsibility to present evidence that there should be a change in the offering price.

Any outstanding loans and leins on the property must be paid prior to or at the time of settlement. Our representative will discuss these arrangements with you at the time of negotiations.

If you should have any questions regarding these or any other matters, please feel free to contact Neighborhood Care, Inc., 8th Floor, City/County Building or call 423-7431.

APPROXIMATE CLOSING COSTS.....

TITLE INSURANCE AND JUDGEMENT SEARCH.....	$ 150.00
Survey.....	70.00

if our agency has a staff attorney we will

prepare deed and closing affadavit at our expense. If not, we will add approx. $ 35. . to sellers expense.

Rec'd 8/31/90

E.V.

7750
- 220
7,530 ea

Memorandum

To Abe Farkas Date July 31,1980

From Mary L.Morris

Subject Charles and Elizabeth Saylor - 406 W. Masterson

COPIES TO:

.Pat Wuellner
D. Hairston
B. Dwessee

Mary Ocken and I visited the residence of Mr. & Mrs. Charles Saylor, 406 E. Masterson, to up-date file and application, and to do an observation of home. Mrs. Saylor is living ina very old brick house. It appears to be solid and sound. It needs quite a bit of repair work. She has a problem and has had this problem for sometime, everyone in the office knows and remember facts on the case, but evidently, no letter was ever sent saying her emergency exceeds out of target limit. Plus there is very little payback ability. She keeps calling me, wanting to know what can be done. She sounds desperate. The problem is that she is out-of-target. The housekeeping is fair, taking in consideration there is no water or lights.nor gas. Her lights are off due to a wiring problem(the whole house has to be re-wired,since there was a fire at the box). The water is off due pipes needing repairs and because last winter they froze up and the lines erupted. The gas is off due to an enormous bill.

Over all the house needs plastering and repainting through-out. the ceiling in the kitchen needs repairing due to water damage. There are three windows out up-stairs and two down-stairs. She has replaced some windows with plastic, to save future repairs. She has five children at home. Her income consist of the following:

	A.D.C.-$271.00
	S.S.I.- $369.00
	S.S. -$238.00
Total	$878.00

food stamps-$222.00

Her 19 year old son-in-law is not employed. She has encouraged him to seek work.

Mr. Saylor is trying to get disability through Social Security because of his health. He stated he has arthritis of the spine, a bone disease that is incurable and emphysema. He has to take medication all the time. His Doctor is: Dr. Floyd B. Walker, 4927 South Lafayette, 744-4310. Dr. Walker verified on 8/1/80 he has emphysema and arthritis. He tried to seek a job,but has been unsuccessful. He remember Mr. Saylor being laid of from work at one time. He is not aware that he has applied for Social Security.

He signed up for Social Security in August, 1979. He was denied a few month later. After going to several doctors recommended by the Social Security Administration, he has requested a hearing before the Administrative law judge. He expects a hearing between now and November, 1980.

Mrs. Saylor inform me that she owes around $206.54 on taxes, which she hopes to have cleared by May of next year. She is requesting a loan to get her lights and water on, so that she can remain in her home, that is fee and clear of a mortgage. She will eventually, need a roof(reveal a leak in the upper beadroom).If she receives help, she is

November of this year.

I have explained to Mrs. Saylor there are guidelines, and all I could do would be to submit a report to the Director asking consideration- no guarantees. What ever the decision will be, I would notify her, plus have aletter sent of the decision, so that will end all this wondering, whether or not she will receive any help.

Dr. Farkas, please make a final decision on this case, so that she can be properly notified and hopes this pleases her. Attached are reports on her for you to review in coming to a decision. Will you please reply at once. I told Mrs. Saylor,I will have an answer for her within a week.

Thanks,

Mary L. Morris

Mary L. Morris

4984

DIGEST SHEET

TITLE OF ORDINANCE: Appropriation Ordinance D-80-05-18

DEPARTMENT REQUESTING ORDINANCE: Community Development and Planning/Neighborhood Care

SYNOPSIS OF ORDINANCE: Urban Homesteading of 406 W. Masterson

EFFECT OF PASSAGE: Housing stock preserved in a neighborhood close to downtown. This location would be designated target area had the line been made two blocks further east for West Central, or three blocks further west for LaRez. If it were a target area the owner might have been able to get a low interest loan for rehabilitation. If this release of funds is approved, this historical property will be an asset to the neighborhood, and Community development.

EFFECT OF NON-PASSAGE: House will be destroyed.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): $7,750.00 This is just over $4.00 per square foot for Brick house with nice yard and barn.

ASSIGNED TO COMMITTEE: Finance